

MEMORANDUM

DATE: July 12, 2021

TO: All Architects, Builders, Contractors, Developers, Engineers, Surveyors, and Property Owners

FROM: Greg Emanuel, Department Director

SUBJECT: Comprehensive Updates to the Stormwater Manual

EFFECTIVE DATE: September 13, 2021

SUMMARY:

In the March 26, 2021, [Notice to Industry](#), I announced new LDA/SWM requirements related to stormwater quantity for single-family home development (SFD) projects (referred to as 'LDA 2.0'), with an effective date of September 13, 2021.

The Notice to Industry also committed to update the Stormwater Manual ('Manual') by July 12, 2021. The Manual updates have been posted to the LDA/SWM [webpage](#), along with supporting references and resources, including the new compliance spreadsheet and Alternative Compliance Option plan template.

I am also taking this opportunity to incorporate updates to the 'Streamlined Method' requirements for moderate-scale single-family home projects, following evaluation after the one-year pilot period.

Further, the Manual update improves clarity and consistency for submission, plan, construction, and as-built requirements associated with tree conservation and planting and land disturbing activities in Resource Protection Areas (RPAs). These updates primarily re-organize material for clarity while also adding key technical guidance and resources, and applicants who have conducted prior business with Arlington County will recognize the substance of the majority of these updates. New applicants will benefit from increased clarity and knowledge of these compliance requirements up front.

The updates to the Manual apply to all LDA permit applications submitted on or after September 13, 2021.

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DETAILS:**LDA 2.0**

The Manual updates associated with LDA 2.0 are contained in Section 2.9 (Requirements for Single-Family Residences Built Separately), with cross references to other relevant sections of the Manual (e.g., Section 2.2.2 Water Quantity Technical Criteria (Sheetflow); Section 3.2.3 Tree Planting/Landscape Plan (Soil Profile Re-building, etc.).

The LDA/SWM [webpage](#) contains supporting references and resources including the new compliance spreadsheet and Alternative Compliance Option plan template.

As emphasized in the March 26, 2021, [Notice to Industry](#), Program staff will implement a customer-intensive approach during early implementation of LDA 2.0, providing frequent touchpoints with builders and engineers to work through project-specific questions and challenges. Following 12 to 18 months of implementation, the time necessary for the first projects subject to LDA 2.0 to complete construction, staff will conduct a review, including gathering customer and other stakeholder (e.g., adjacent property owners) feedback, and identify whether to make any modifications to the Program.

Updates to the ‘Streamlined Method’

At the conclusion of the pilot period for this [program](#), staff conducted a review of projects covered under the program to evaluate dry well performance and overall effectiveness at managing runoff on the site. A key finding from this evaluation is that many dry wells were undersized for their contributing roof area. As a result, consistent with requirements for all single-family home LDA projects, all stand-alone dry wells must be sized for at least 0.5 inch but no more than 1.0 inch of rainfall from the contributing rooftop area. In addition, stand-alone dry wells must be the 100% void style systems.

Section 2.9.3 of the Manual contains the updated requirements for this program.

The Streamlined Method [webpage](#) contains supporting references and resources, including the new compliance spreadsheet and Streamlined Method plan template.

Tree Conservation and Planting

The Manual update includes compilation and clarification of requirements for tree conservation and planting.

The main sections of the Manual updated and/or re-organized include:

- 3.2.1 Landscape Conservation Plan
- 3.2.2 Tree Protection Plan
- 3.2.3 Tree Planting/Landscape Plan
- 3.3 Requirements Before and During Construction
- 3.4 Violations and Mitigation

Resource Protection Areas

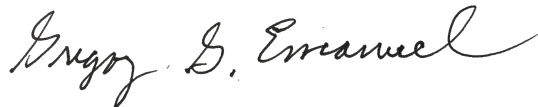
The Manual update includes compilation and clarification of requirements for land disturbing activities in RPAs. The main sections of the Manual updated and/or re-organized include:

- 4.3 Subdivision Plats
- 4.4.2 Water Quality Impact Assessments
- 4.4.3 RPA Vegetation Removal as part of Land Disturbance Permit

Resource Protection Areas (cont'd)

- 4.6 RPA Mitigation and Buffer Enhancement Requirements
 - 4.6.1 Mitigation and Buffer Enhancement Guidance for single family home projects
 - 4.6.2 Re-vegetation and Buffer Enhancement Plan Elements
- 4.7 Projects Disturbing Less Than 2,500 Square Feet in the RPA
 - 4.7.1 Mitigation and Buffer Enhancement
- 4.8 Buffer Modification and Discrete Tree Removal

For questions about these updates, please email StormwaterManagement@arlingtonva.us.



Greg Emanuel, Director
Department of Environmental Services


DES-Memo Comprehensive Updates Stormwater Manual

Final Audit Report


2021-07-08

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